

The Salisbury Planning Board held its regular meeting on Tuesday, April 23, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Eldridge Williams, Sean Reid, Sandy Reitz, Elaine Stiller, Lou Manning, Rodney Queen, Jerry Wilkes, Fred Dula, Brian Miller, Ken Mowery, Jeff Smith

ABSENT: None

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Dula. The minutes of April 9, 2002, were approved as published.

ZONING MAP AMENDMENTS

Z-6-02 Kevin Wilson, west side of Interstate 85 at Bringle Ferry Road

Location: Properties located along the west side of Interstate 85 at Bringle Ferry Road

Size: Approximately 13 acres

Existing Zoning: R-6 Two Family Residential and B-1 Office Institutional

Proposed Zoning: M-1 Light Industrial

(a) Chairman Dula convened a courtesy hearing on Z-6-02

Those speaking in favor of the zoning change request:

Kevin Wilson, 1333 Bringle Ferry Road – current zoning is not suitable for the area; property is best suited for M-1 for the location of businesses with road exposure on the interstate; property across the road was recently rezoned to M-1 and is a similar situation to his request; DOT has taken 20 feet of his property due to Interstate 85 widening.

Those speaking in opposition to the zoning change request:

Mark Lewis, 136 Rugby Road – this property is not bordered by any business or industrial zoning; there is too much M-1 zoned property in the city; this request is spot zoning; it appears that approximately one-half of the property is in a floodplain or wetlands which would require flood insurance prior to any development on the property; probable use of the property is for billboard signs; the recent M-1 zoning in the area is no precedent for this case.

Layton Woodcock, Salisbury Housing Authority – the Housing Authority owns and operates 177 multi-family units in this area; concerned with the impact any rezoning would have on the quality of life for the residents; many of the trees at the end of East Lafayette have been removed due to the interstate widening; these trees served as a screen for many of the residents on E. Lafayette by reducing the noise level; if the true motivation of this rezoning is billboards, this only makes the problem worse.

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Lou Manning – concerned that access to this property would be through a residential area on Lafayette Street; if property rezoned, this could generate heavy truck traffic through the residential area

Rodney Queen – the lower portion of the requested property is zoned R-6, located in a floodplain area and is a useless piece of property; the upper portion recently rezoned to B-1 doesn't lend itself to a lot of uses; it would probably cost a lot more to develop and grade in order to develop the property

Ken Mowery – if this property developed as an industrial site, any goods produced and shipped outside the city would have to find a route to the interstate since there is no interchange at Bringle Ferry Road; this means going through city streets to find the next interchange; the Planning Board is looking at other areas of the city to remove M-1 from areas with adjacent residential zoning (such as the Park Avenue study area); M-1 is not compatible with residential areas.

Jeff Smith moved to recommend denying the request. The motion was seconded by Elaine Stiller with all members voting AYE.

GROUP DEVELOPMENT

G-6-02 Fleming Heights, 430 Lash Drive

An application for construction of 32 apartment units for the elderly has been submitted. The Technical Review Committee recommends approval. Layton Woodcock, Salisbury Housing Authority Director, spoke on behalf of the proposed construction. Several studies have been prepared which show the need for affordable housing and elderly affordable housing. Chairman Dula read a letter from Kim Saylor, Property Manager of Crosswinds Apartments, objecting to the proposed development, citing increased traffic and the proposed development hindering the growth of potential tenants to their property's wait list and hampering the success of maintaining full occupancy.

Sean Reid was concerned that there was only one entrance and exit for Lash Drive. Mr. Furr indicated the city has no plans at this time for the extension of Lash Drive. This area was first named Kern Industrial Park and planned as an industrial park. However, it has not developed in that manner. There is only one industrial building located on Lash Drive. The remaining development includes apartments, affordable housing for the elderly, and a nursing home facility. Mr. Poole indicated that the Transportation Committee could look at the situation for any other way in and out of this area other than just Lash Drive.

On a motion by Ken Mowery, seconded by Rodney Queen, with all members voting AYE, the group development site plan was recommended for approval.

Eldridge Williams indicated that Lash Drive needs to be studied for connectivity purposes and moved to send the matter to the Transportation Committee. The motion was seconded by Sandy Reitz with all members voting AYE.

CITY COUNCIL REFERRAL

Mr. Leo Wallace requested that City Council allow the continued use of a sign at the Salisbury Mall Cinemas on Statesville Boulevard. The sign is nonconforming, and the Zoning Administrator has ruled that the sign will need to be brought into conformity with the zoning ordinance. The sign requirement for that area is a maximum of 35 square feet, and this particular sign is 210 square feet. The Council referred the request to Planning Board for its consideration. Chairman Dula assigned Committee 1 (Stiller, Williams, Manning, Reitz) to study the matter.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary